



AB Properties



17 Cartland Avenue
Carlisle, ML8 5TQ

Offers over £169,995



3

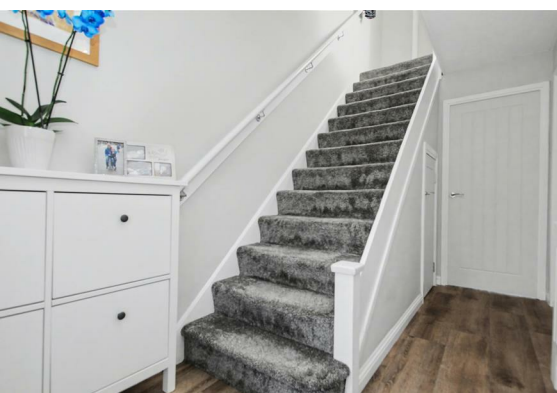


1



1







Well presented three bedroom semi-detached villa situated within a central and desirable location in the popular commuter town of Carluke.

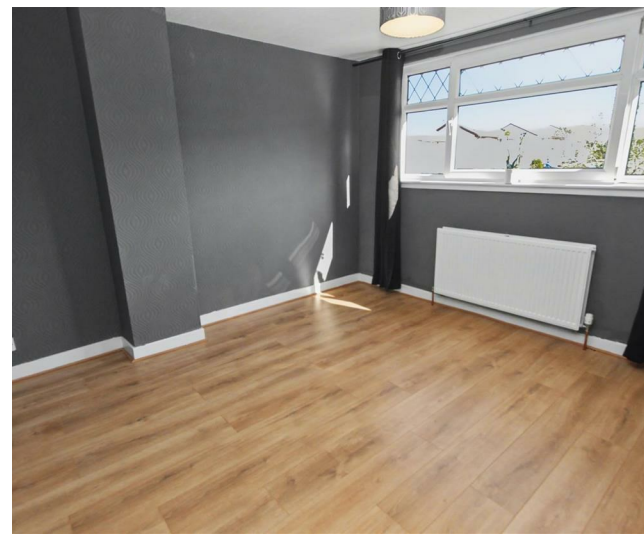
The property boasts generous accommodation arranged over two levels with the ground floor comprising of a welcoming entrance hallway, a spacious lounge and an open plan kitchen and dining area with patio doors to the rear garden. The modern kitchen boasts a breakfast bar and a range of integrated appliances including an electric oven, ceramic hob, extractor fan, fridge and freezer.

Upstairs offers three well-proportioned bedrooms and a stylish shower room.

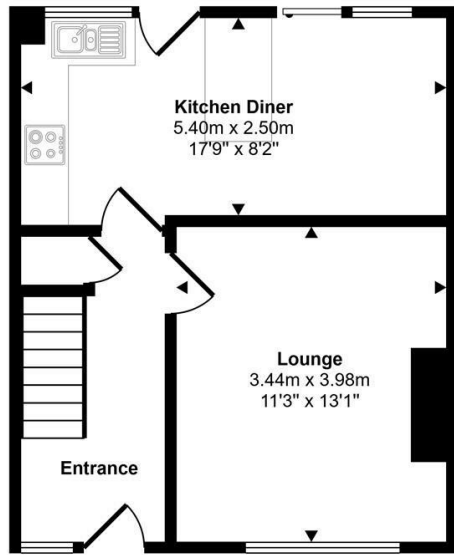
Additionally the property benefits from gas central heating, double glazing, and ample storage facilities.

Externally, the property enjoys a well-kept front lawn and a driveway leading to an attached single garage. The south-facing rear garden is mainly laid to lawn and includes a lovely paved patio. An open outlook adds additional privacy.

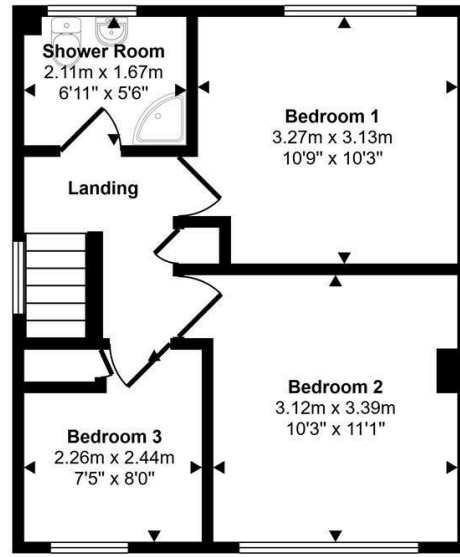
Carluke is a popular commuter town with excellent schools, shopping and recreational facilities, parks, and walkways. The property sits only a short walk from Carluke Train Station where trains run regularly direct to Glasgow and Edinburgh. The nearby M74 and M8 give access to Glasgow and The West.



Approx Gross Internal Area
73 sq m / 785 sq ft



Ground Floor
Approx 36 sq m / 387 sq ft

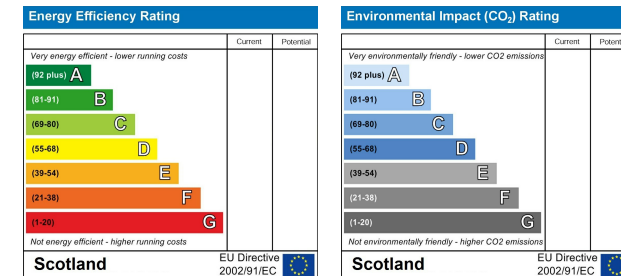


First Floor
Approx 37 sq m / 398 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Graph



Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

19 Bannatyne Street, Lanark, Lanarkshire, ML11 7JR
Tel: 01555 660077 Email: admin@ab-properties.co.uk ab-properties.co.uk